



**27 Houghton Road**  
Hetton-le-Hole  
Tyne And Wear  
DH5 9PQ

**£575 pcm**

Mid Terraced House  
Two Bedrooms  
Available Immediately  
Close to All Amenities  
Ideal Starter Home



Safe and Secure welcome to the rental market this deceptively spacious two bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Houghton Road, in the popular area of Hetton-le-Hole the well presented property is ideally located within access to all local amenities including public transport links.

Briefly comprising of: an entrance hall, lounge, kitchen, utility room, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

#### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor and radiator.

#### **LOUNGE**

12' 8" x 15' 11" (3.87m x 4.86m) Double glazed window to front, coving to ceiling, built in storage cupboard, radiator, telephone and television point.

#### **KITCHEN**

8' 4" x 15' 10" (2.55m x 4.83m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated gas hob, extractor hood, radiator and double glazed window to rear.



### UTILITY ROOM

6' 10" x 6' 7" (2.10m x 2.02m) Double glazed window to rear, work surfaces, space for washing machine, space for dishwasher and double glazed door to rear.

### FIRST FLOOR LANDING

Access to loft space and dado rail.

### MASTER BEDROOM

12' 10" x 12' 6" (3.93m x 3.83m) Double glazed window to front, fitted wardrobes and radiator.

### BEDROOM 2

8' 4" x 18' 11" (2.56m x 5.77m) Double glazed window to rear, built in storage cupboard housing combination boiler and radiator.

### BATHROOM

Tiled walls and floor, coloured three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

### REAR YARD

Mainly paved area enclosed by fenced boundaries with gated access.



Local Authority  
Council Tax Band  
EPC Rating

TBC



**Houghton Le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.